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City of West Jordan
Attention: City Recorder
8000 South Redwood Road
West Jordan, Utah 84088

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THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 25-41

AN ORDINANCE FOR APPROXIMATELY 6.81 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 3860 WEST 9000 SOUTH, IDENTIFIED AS THE VISIONARY SQUARE DEVELOPMENT;

AMENDING THE GENERAL PLAN LAND USE MAP FOR THE VISIONARY SQUARE DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR THE VISIONARY SQUARE DEVELOPMENT

WHEREAS, the City of West Jordan ("**City**") adopted the Comprehensive General Plan ("**General Plan**") in 2023, as amended, which provides for a general plan land use map ("**General Plan Land Use Map**"), which is periodically updated; and the City adopted the West Jordan City Code ("**City Code**") in 2009, as amended, which provides for a zoning map for the City ("**Zoning Map**"), which is periodically updated; and

WHEREAS, an application was made by **TRC Visionary Square, L.L.C.**, a Utah Limited Liability Company (referred to as "**Applicant**", "**Property Owner**", or "**Applicant/Property Owner**"), for approximately 6.81 acres of real property, located at approximately 3860 West 9000 South and identified as **Assessor's Parcel Numbers 27-05-180-001-0000, 27-05-180-006-0000, and 27-05-179-040-0000** (collectively referred to as the "**Property**" or "**Visionary Square Development**"), for, in part, a ***General Plan Land Use Map Amendment*** from Professional Office and Neighborhood Commercial to Professional Office, and a ***Rezone*** from the Professional Office Zone (P-O Zone) and Neighborhood Shopping Zone (SC-1 Zone) to the Professional Office Zone (P-O Zone) ("**Application**" and "**Map Amendments**"); and

WHEREAS, on August 5, 2025, the Application was considered by the West Jordan Planning Commission ("**Planning Commission**"), which held a public hearing and made a ***positive*** recommendation to the West Jordan City Council ("**City Council**") concerning the Map Amendments, based upon the criteria in City Code Sections 13-7C-6 and 13-7D-6; and

WHEREAS, a public hearing was held before the City Council on August 26, 2025 concerning the Map Amendments; and

WHEREAS, the Applicant has agreed to and has executed a master development agreement that will govern the development of the Property ("**MDA**"), should the City Council, in its sole legislative discretion, choose to adopt the Map Amendments; and

WHEREAS, the City Council has reviewed, considered, and approved the MDA, subject to the

conditions precedent set forth therein, including but not limited to the approval of the Map Amendments; and

WHEREAS, in its sole legislative discretion, the City Council now finds it to be in the best interest of the public health, safety, and welfare of the residents of the City to approve the Map Amendments.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH AS FOLLOWS:

Section 1. Map Amendments. For the Property, the ***Map Amendments are approved***, with a ***General Plan Land Use Map Amendment*** from Professional Office and Neighborhood Commercial to Professional Office, and a ***Rezone*** from the Professional Office Zone (P-O Zone) and Neighborhood Shopping Zone (SC-1 Zone) to the Professional Office Zone (P-O Zone), as per the legal description in "Attachment A", which is attached hereto.

Section 2. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 3. Effective Date. This Ordinance shall become effective immediately upon posting or publication as provided by law and upon (i) the Mayor signing the Ordinance, (ii) the City Council duly overriding the veto of the Mayor as provided by law, or (iii) the Mayor failing to sign or veto the Ordinance within fifteen (15) days after the City Council presents the Ordinance to the Mayor.

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH, THIS 26TH DAY OF AUGUST 2025.

CITY OF WEST JORDAN

Kayleen Whitelock (Aug 27, 2025 16:49:50 MDT)

Kayleen Whitelock
Council Chair

ATTEST:

Cindy M. Quick, MMC
Council Office Clerk

Voting by the City Council	**"YES"**	**"NO"**
Chair Kayleen Whitelock	☒	☐
Vice Chair Bob Bedore	☒	☐
Council Member Pamela Bloom	☒	☐
Council Member Kelvin Green	☒	☐
Council Member Zach Jacob	☒	☐
Council Member Chad Lamb	☒	☐
Council Member Kent Shelton	☒	☐

(*continued on the next page*)

PRESENTED TO THE MAYOR BY THE CITY COUNCIL ON AUGUST 27, 2025

Mayor's Action: X Approve _____ Veto

By: _____ Aug 27, 2025
Mayor Dirk Burton Date

ATTEST:

_____
Tangee Sloan, MMC, UCC
City Recorder

STATEMENT OF APPROVAL/PASSAGE (check one)

X The Mayor approved and signed Ordinance No. 25-41.

_____ The Mayor vetoed Ordinance No. 25-41 on _____ and the City Council timely overrode the veto of the Mayor by a vote of _____ to _____.

_____ Ordinance No. 25-41 became effective by operation of law without the Mayor's approval or disapproval.

_____
Tangee Sloan, MMC, UCC
City Recorder

CERTIFICATE OF PUBLICATION

I, Tangee Sloan, certify that I am the City Recorder of the City of West Jordan, Utah, and that a short summary of the foregoing ordinance was published on the Utah Public Notice Website on the 28 day of August 2025. The fully executed copy of the ordinance is retained in the Office of the City Recorder pursuant to Utah Code Annotated, 10-3-711.

_____
Tangee Sloan, MMC, UCC
City Recorder

(Attachment on the following page)

Attachment A to
ORDINANCE NO. 25-41

AN ORDINANCE FOR APPROXIMATELY 6.81 ACRES OF PROPERTIES LOCATED AT APPROXIMATELY 3860 WEST 9000 SOUTH, IDENTIFIED AS THE VISIONARY SQUARE DEVELOPMENT;

AMENDING THE GENERAL PLAN LAND USE MAP FOR THE VISIONARY SQUARE DEVELOPMENT; AND

AMENDING THE ZONING MAP FOR THE VISIONARY SQUARE DEVELOPMENT

LEGAL DESCRIPTION
PREPARED FOR VISIONARY SQUARE:

Future Land Use Map Amendment

Parcel 1: Third Rock Capital, LLC. – Parcel 27051800060000
A tract of land, being part of an entire tract of property situate in the Southeast quarter of the Northwest quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:
Beginning at the intersection of the northerly highway right of way and no-access line of 9000 South street and the westerly highway right of way and no-access line of State Route 154, (Project No.S-0154(12)11), which point is approximately 2261.96 feet South 89°13'30" East (Record East) along the Quarter Section line and 59.24 feet North 00°46'30" East from the West Quarter corner of said Section 5; and running thence along said northerly highway right of way and no-access line of 9000 South street the following two (2) courses and distances: (1) Westerly 71.36 feet along the arc of a curve to the right with a radius of 5676.58 feet, chord bears South 89°48'59" West 71.36 feet; thence North 89°49'25" West 8.25 feet, more or less, (Record 8.81 feet West) to the westerly boundary line of said entire tract; thence North 00°46'30" East (Record North) 602.02 feet, more or less to the northerly boundary line of said entire tract; thence South 89°13'30" East (Record East) 161.55 feet, more or less, to said westerly highway right of way and no-access line of State Route 154, thence along said westerly highway right of way and no-access line the following two (2) courses and distances: (1) South 05°58'54" West 548.49 feet; thence South 31°18'55" West 63.31 feet, more or less, to the point of beginning.

Parcel 2: Joel Frost – Parcel 27051800010000
Beginning South 1976.1 feet and 2178 feet East from the Northwest corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 660 feet; thence West 76.5 feet, more or less to a fence; thence North along said fence 660 feet; thence East 76.5 feet, more or less, to the point of beginning.

LESS AND EXCEPTING:
Beginning at the Southwest corner of said entire tract, which point is 2105.26 feet East (highway bearing South 89°24'59" East) from the West quarter corner of said Section 5; thence North (highway bearing North 00°02'30" West) 57.18 feet along the West boundary line of said entire tract to a point 53.00 feet perpendicularly distant Northerly from the centerline of said 9000 South Street; thence North 89°23'50" East (highway bearing North 89°58'51" East) 76.59 feet parallel to said centerline to the East boundary line of said entire tract; thence South (highway bearing South 00°02'30" East) 57.98 feet along East

boundary line to the Southeast corner of said entire tract; thence West (highway bearing North 89°24'59" West) 74.50 feet along the South boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

Parcel 3: Henry H. Deason & Maye W. Deason – Parcel 27051790400000
Beginning at a point which is North 00°06'14" West along the quarter section line 675.07 feet from the center of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; said point also being South 00°06'04" East 1983.92 feet from the North quarter corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°06'14" West 210.74 feet; thence North 89°27'55" West 1033.50 feet; thence South 00°06'14" East 210.75 feet; thence South 89°27'55" East 1033.50 feet to the point of beginning.

LESS AND EXCEPTING:
A parcel of land in fee, for the widening of existing State Route 154 known as Project No. S-0154(12)11, being part of an entire tract of property situate in the Southeastern quarter of the Northwestern quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:
Beginning at the intersection of the southerly boundary line of said entire tract and the existing westerly highway right of way and limited access line of said SR-154 which point is 660.04 feet North 00°06'14" West along the quarter section line and 150.00 feet West from the Southeast corner of the Northwest Quarter of Section 5; and running thence North 89°27'55" West (Record West) 143.37 feet along said southerly boundary line to a point 167.00 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite approximate Engineers Station 2059+51.68; thence North 05°52'37" East 81.47 feet to a point 163.00 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite Engineers Station 2060+32.00; thence North 09°54'13" East 146.94 feet to the northerly boundary line of said entire tract to a point 146.80 feet perpendicularly distant westerly from the right of way control line of said SR-154, opposite approximate Engineers Station 2061+76.22; thence South 89°27'53" East 109.34 feet along said northerly boundary line to said westerly highway right of way and limited access line thence South 00°06'14" East 226.11 feet to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

AND LESS AND EXCEPTING:
A parcel of land in fee for an expressway known as Project No. 1005, being part of an entire tract of property situate in the Southeastern quarter of the Northwestern quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The Boundaries of said parcel of land are described as follows:
Beginning at a point in the east line of the Northwest Quarter of said Section 5, at the southeast corner of said entire tract, which point is 660.04 feet North 00°06'14" West (highway bearing North 00°02'30" West) from the southeast corner of said Northwest Quarter; thence North 00°06'14" West (highway bearing North 00°02'30" West) 226.14 feet along said east line of the northwest quarter, to the northeast corner of said entire tract; thence North 89°27'53" West (highway bearing North 89°25'51" West) 150.00 feet along the northerly boundary line of said entire tract to a point 75.00 feet perpendicularly distant westerly from the centerline of said project; thence South 00°06'14" East (highway bearing South 00°02'30" East) 226.11 feet along a line parallel to said centerline, to the south boundary line of said entire tract; thence East (highway bearing South 89°25'04" East) 150.00 feet along said south boundary line to the point of beginning as shown on the official map of said project on file in the Office of the Utah Department of Transportation.

Zoning Map Amendment

Parcel 1: Third Rock Capital, LLC. - Parcel 270518000060000

A tract of land, being part of an entire tract of property situate in the Southeast quarter of the Northwest quarter of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundaries of said tract of land are described as follows:

Beginning at the intersection of the northerly highway right of way and no-access line of 9000 South street and the westerly highway right of way and no-access line of State Route 154, (Project No. S-0154(12)11), which point is approximately 2261.96 feet South 89°13'30" East (Record East) along the Quarter Section line and 59.24 feet North 00°46'30" East from the West Quarter corner of said Section 5; and running thence along said northerly highway right of way and no-access line of 9000 South street the following two (2) courses and distances: (1) Westerly 71.36 feet along the arc of a curve to the right with a radius of 5676.58 feet, chord bears South 89°48'59" West 71.36 feet; thence North 89°49'25" West 8.25 feet, more or less, (Record 8.81 feet West) to the westerly boundary line of said entire tract; thence North 00°46'30" East (Record North) 602.02 feet, more or less to the northerly boundary line of said entire tract; thence South 89°13'30" East (Record East) 161.55 feet, more or less, to said westerly highway right of way and no-access line of State Route 154, thence along said westerly highway right of way and no-access line the following two (2) courses and distances: (1) South 05°58'54" West 548.49 feet; thence South 31°18'55" West 63.31 feet, more or less, to the point of beginning.

Parcel 2: Joel Frost - Parcel 27051800010000

Beginning South 1976.1 feet and 2178 feet East from the Northwest corner of Section 5, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 660 feet; thence West 76.5 feet, more or less to a fence; thence North along said fence 660 feet; thence East 76.5 feet, more or less, to the point of beginning.

LESS AND EXCEPTING:

Beginning at the Southwest corner of said entire tract, which point is 2105.26 feet East (highway bearing South 89°24'59" East) from the West quarter corner of said Section 5; thence North (highway bearing North 00°02'30" West) 57.18 feet along the West boundary line of said entire tract to a point 53.00 feet perpendicularly distant Northerly from the centerline of said 9000 South Street; thence North 89°23'50" East (highway bearing North 89°58'51" East) 76.59 feet parallel to said centerline to the East boundary line of said entire tract; thence South (highway bearing South 00°02'30" East) 57.98 feet along East boundary line to the Southeast corner of said entire tract; thence West (highway bearing North 89°24'59" West) 74.50 feet along the South boundary line of said entire tract to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation

Ordinance No. 25-41 Visionary Square Rezone & GPLUM Amd

Final Audit Report 2025-08-27

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